



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष १, अंक १०]

शनिवार, एप्रिल ४, २०१५/चैत्र १४ शके १९३७

[पृष्ठे ३, किंमत : रुपये ११.००

असाधारण क्रमांक २७

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 18th Marh 2015

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB.4312/263/CR-77/2013/UD-11.— Whereas, the Development Control Regulations for Greater Mumbai, 1991(hereinafter referred to as “the said Regulations”) have been sanctioned by the Government in the Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) *vide* Notification No. DCR. 1090/RDP/UD-11, dated the 20th February 1991 so as to come into force with effect from the 25th March 1991 ;

And whereas, the Government in the Urban Development Department *vide* Notification No. TPB. 4308/776/CR-127/2008/UD-11 dated, 24th October 2011 has incorporated a new clause (1) (B) (iii) in Table No. 14 of Regulation 32, to permit additional 0.33 F.S.I. in suburbs and extended suburbs of Greater Mumbai subject to a payment of premium based on land rates of Annual Statement of Rates (ASR) of the year 2008 ;

And whereas, the Government in the Urban Development Department has decided in the public interest to increase such additional F.S. I. and to revise the rates of premium for this additional F.S.I. Accordingly it is necessary to urgently carry out suitable modification to the existing clause (1) (B) (iii) in Table No. 14 of Regulation 32 as specifically described in the Schedule mentioned below (hereinafter referred to as “the proposed modification”) ;

Now therefore the proposed modification as mentioned in the Schedule below, which the State Government proposes to make, in exercise of the powers conferred by sub-section (1AA) of section 37 of the said Act ; and of all other powers enabling it in this behalf, is hereby published as required by clause (a) of sub-section (1AA) of section 37 for information of all persons likely to be affected thereby ; and notice is hereby given that the said proposed modification will be taken into consideration by the Government of Maharashtra after the expiry of one month from the date of publication of this Notice in the *Maharashtra Government Gazette* ;

Schedule

Regulation No. (1)	Existing Provision (2)	Proposed Provision (3)
Regulation 32, Table 14 clause 1(B) (iii)	<p>Provided that FSI may be permitted to exceed up to 1.33 subject to following conditions :—</p> <p>(1) Additional 0.33 FSI is optional and non-transferable. It is to be granted as on application and to be used on the same Plot.</p> <p>(2) The total maximum permissible FSI, with 1.33 FSI, Road FSI and TDR shall be restricted to 2.00.</p> <p>(3) As per concept of TDR, additional FSI shall be permissible on gross plot area.</p> <p>(4) Additional FSI available as per Regulation 33, shall be related to basic FSI of 1.00 only.</p> <p>(5) Premium shall be charged for additional 0.33 FSI, as per the rate mentioned in Annexure. However, the Government may revise these rates from time to time.</p> <p>(6) Premium shall be shared between the State Government and MCGM on 50 : 50 basis. The MCGM shall utilise the premium through Escrow Account for implementation of Development Plan and infrastructure. However Government shall have right to change this ratio, depending upon the need for providing funds from Government for infrastructure projects in Mumbai.</p> <p>(7) In Mumbai Suburban District, construction upto 1.00 additional FSI is permissible through use of TDR, 0.33 FSI being optional and part of overall ceiling of use of 1.00 TDR, any disclosure made for use of TDR/FSI, while making agreements with purchasers under MOFA Act, shall be held valid for use of 0.33 FSI.</p> <p>(8) No vertical extension of existing building by utilizing 0.33 FSI shall be permitted with erection of columns in the required marginal open space.</p> <p>(9) Tenement density shall be relatively increased as per the increase in FSI above 1.00.</p> <p>(10) 0.33 additional FSI shall not be permitted in Bandra-Kurla complex, SRA Schemes under Regulation 33(10), CRZ areas and the matters which are subjudice.</p>	<p>Provided that FSI may be permitted to exceed upto 1.60 subject to following condition :—</p> <p>(1) Additional 0.60 FSI is optional and non-transferable. It is to be granted as on application and to be used on the same plot.</p> <p>(2) The total maximum permissible FSI, with 1.60 FSI, Road FSI and TDR shall be restricted to 2.00.</p> <p>(3)No Change.....</p> <p>(4)No Change.....</p> <p>(5) Premium shall be charged for additional 0.60 F.S.I. at the rate of 60% of the land rates of Annual Statement of Rates (ASR) of the year in which such FSI is granted.</p> <p>(6)No Change.....</p> <p>(7) In Mumbai Suburban District, construction upto 1.00 additional FSI is permissible through use of TDR, 0.60 FSI being optional and part of overall ceiling of use of 1.00 TDR, any disclosure made for use of TDR/FSI, while making agreements with purchasers under MOFA Act, shall be held valid for use of 0.60 FSI.</p> <p>(8) No vertical extension of existing building by utilizing 0.60 FSI shall be permitted with erection of columns in the required marginal open space.</p> <p>(9)No Change.....</p> <p>(10) 0.60 additional FSI shall not be permitted in Bandra-Kurla Complex, SRA. Schemes under Regulation 33(10), CRZ areas and the matters which are subjudice.</p>

(1)	(2)	(3)
(11) As per the provisions of Appendix VIIB under DCR 33(10) and 33(14), the extent of slum TDR shall be at least 20% of total permissible additional FSI (in any combination of additional FSI and TDR).	(11)No Change.....	
(12) The relaxation of premium i.e. 10% of normal premium shall be charged while condoning deficiencies in open spaces (as applicable for use of slum T.D.R.).	(12)No Change.....	
(13) Additional 0.33 FSI shall not be applicable for industrial user.	(13) Additional 0.60 FSI shall not be applicable for industrial user.	

Any objections/suggestions in respect of the proposed modification mentioned in the aforesaid Schedule may be forwarded, before the expiry of one month from the date of publication of this Notice in the *Maharashtra Government Gazette*, to the Deputy Director of Town Planning, Greater Mumbai having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objection or suggestion, which may be received by the Deputy Director of Town Planning, Greater Mumbai within the said period will be dealt with in accordance with the provisions of the said sub-section (1AA) of section 37.

This Notice shall also be available on the Government of Maharashtra website www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

SANJAY BANAIT,
Under Secretary to Government.